

TAB

BRIEF OF PRIMARY FACTORS  
CONTAINED IN CLARKE AND RAPUANO REPORT

The Clarke and Rapuano Report proposes that approximately 140 acres of the 750 acre Government-owned property at Langley be used as a site for the new CIA headquarters building.

A major factor considered was the accessibility of the site to the several official Departments and Agencies with which we are in daily contact. These Departments and Agencies are located generally in the Northwest District of Columbia and adjacent Virginia Area.

The development of 140 acres of this 750 acre Government-owned tract for CIA will be such that a wide belt of forest land will be left around the periphery in a manner aiding to provide the desired security. Building on this admirably suited site can be accomplished without changing its park-like character. As the Langley site is already owned by the Federal Government it is unnecessary to acquire additional property or to take additional properties from the tax rolls. If expansion should become necessary, adjacent Government-owned property would presumably be available.

The largest number of our employees (over 68 percent) presently reside in Washington and adjacent Maryland. The Langley site is very convenient to the residences of a large portion of this majority. The CIA located at Langley would not impose serious problems of new population in the community because the larger number of CIA employees could and would continue to live in their present residences. Additional commercial developments need not result from locating CIA headquarters at Langley because this majority of employees, as well as some Virginia residents, will enter the property via the George Washington Memorial Parkway. The parkway will be situated on park lands north of the CIA site or on the opposite side of the property from the Langley area.

To effect the minimum burden of CIA traffic on downtown Washington and the Pentagon area, our preferred site should be in the N. W. quadrant of the greater Washington area. To locate the CIA at Langley would help solve the most difficult problem of averting further traffic congestion in a congested part of Washington.

The only highway and bridge improvements necessary to accommodate CIA traffic to and from the Langley site are as follows:

1. Extension of the George Washington Memorial Parkway on the Virginia side of the Potomac from its present terminus at Spout Run to the Langley site. Congress has authorized \$8.5 million and approved an appropriation of \$2.5 million in the Agency's building legislation to accomplish this construction if the Langley site is chosen.
2. Planned improvements to Key Bridge. A contract has been awarded by the District of Columbia for the planned Key Bridge improvements and construction is expected to begin in January, 1956.
3. Widening of Route 123 to four lanes from its intersection with the George Washington Memorial Parkway to Route 193 beyond Langley. The Department of Highways, State of Virginia, has agreed to finance and complete this construction concurrently with construction of the George Washington Memorial Parkway.

These three improvements, which will ultimately be required whether or not the CIA is located at Langley, will provide a satisfactory access to the proposed site now. The traffic situation at Langley will gain further superiority as the already planned arterial system in this general area takes form, especially the outer loop freeway and the bridge at or near Cabin John, which would make this site ideal. The cost of these and other road improvements in this area which have been planned, scheduled or contemplated, however, definitely should not be attached to the CIA project. It is highly improbable that there are sites in Virginia other than the Langley site to which a satisfactory situation would obtain without highway construction cost in excess of the estimated cost of the George Washington Memorial Parkway.

Water and sewer services have been guaranteed by the local jurisdictions at no capital cost to the Federal Government. The same situation holds true for commercially furnished utilities such as power, telephone and public transportation. For all utilities, CIA would merely pay the customary charges for services rendered.